

MIAMI- DADE COUNTY, FLORIDA
TAX RELATED STATISTICS

PROPERTY TAX RATES AND TAX LEVIES
DIRECT AND OVERLAPPING GOVERNMENTS
LAST TEN FISCAL YEARS

Fiscal Year ended September 30,	County	Fire & Rescue	Library	Statutory Total(1)	Voted Bonded Debt	Municipal Service	County Total	Schools(2)	State
Tax rates (millage):									
1994	8.055 (3)	2.344	0.351	10.750 (3)	0.830	2.374	13.954	9.923	0.648
1995	7.253	2.404	0.343	10.000	0.826 (4)	2.318	13.144	10.345	0.646
1996	6.828	2.518	0.329	9.675	0.829 (4)	2.227	12.731	10.389	0.687
1997	6.469	2.687	0.339	9.495	0.832 (4)	2.277	12.604	10.366	0.710
1998	6.023	2.650	0.316	8.989	1.004 (4)	2.683	12.676	10.462	0.747
1999	6.023	2.796	0.334	9.153	0.905 (4)	2.517	12.575	10.160	0.744
2000	5.809	2.683	0.321	8.813	0.885 (4)	2.447	12.145	9.644	0.741
2001	5.751	2.683	0.351	8.785	0.721 (4)	2.447	11.953	9.617	0.738
2002	5.713	2.683	0.451	8.847	0.621 (4)	2.447	11.915	9.376	0.738
2003	5.889	2.582	0.486	8.957	0.469 (4)	2.447	11.873	9.252	0.736
Tax levies (in thousands):									
1994	\$ 515,617	\$ 93,378	\$ 19,995	\$ 628,990	\$ 53,130	\$ 78,209	\$ 760,329	\$ 635,191	\$ 41,480
1995	515,977	108,708	21,588	646,273	58,528	87,621	792,422	735,941	45,956
1996	508,949	119,391	21,713	650,053	60,708	88,126	798,887	775,539	51,208
1997	501,604	132,193	23,298	657,095	62,869	87,597	807,561	804,085	55,053
1998	490,719	136,473	22,795	649,987	79,552	103,852	833,391	853,154	60,861
1999	517,009	152,145	25,483	694,637	75,748	99,879	870,264	872,866	63,864
2000	528,014	153,774	25,951	707,739	78,126	101,679	887,544	877,357	67,354
2001	549,556	161,324	29,968	740,848	66,453	106,552	913,853	927,158	71,060
2002	593,486	174,137	41,987	809,610	61,822	110,362	981,794	982,084	112,402
2003	671,419	182,222	49,751	903,392	50,040	119,414	1,072,846	1,063,477	84,542

Millage Rate represents \$1,000 of taxable assessed valuation.

Additional Information -

Tax rates limits:

County	10.00	mills
Schools	10.00	mills
State	1.00	mill

Tax assessed - January 1

Taxes levied - November 1

Discount allowed:

November	- 4%
December	- 3%
January	- 2%
February	- 1%

Taxes delinquent - April

- (1) Statutory limit of 10 mills consists of Countywide, Fire & Rescue and Library districts.
- (2) Includes millage for voter approved bonded debt.
- (3) Includes additional millage of .750 for two years voted by the County's electors in 1992 to maintain, improve and expand the occupational, vocational, and educational programs at Miami-Dade Community College.
- (4) Includes millage for Fire Rescue District voted debt. In 2003, Fire Rescue voted debt was .079 mills.

Source: Miami-Dade County Property Appraiser.

MIAMI-DADE COUNTY, FLORIDA
TAX RELATED STATISTICS

PROPERTY TAX LEVIES AND TAX COLLECTIONS
LAST TEN FISCAL YEARS
(in thousands)

Fiscal Year ended September 30,	Total Adjusted Tax Levy(1)	Gross Collections Before Discounts	Net Collections			Percent of Tax Roll Collected	Total Millage(3)
			Discounts Allowed	Other Taxing Districts(2)	Miami-Dade County		
1994	\$ 1,457,927	\$ 1,432,906	\$ 43,647	\$ 661,897	\$ 727,362	98.3	13.954
1995	1,596,872	1,570,050	48,533	763,930	757,587	98.3	13.144
1996	1,647,403	1,621,437	50,806	807,179	763,452	98.4	12.731
1997	1,692,052	1,664,319	51,397	840,401	772,521	98.4	12.604
1998	1,769,736	1,749,639	53,967	895,430	800,242	98.9	12.676
1999	1,830,439	1,808,276	56,060	917,442	834,774	98.8	12.575
2000	1,855,743	1,818,600	56,346	916,826	845,429	98.0	12.145
2001	1,917,058	1,910,147	58,638	973,891	877,618	99.6	11.953
2002	2,058,787	2,039,313	63,243	1,032,630	943,440	99.1	11.915
2003	2,242,920	2,217,608	69,622	1,118,825	1,029,161	98.9	11.873

- (1) Includes Miami-Dade County, the School Board of Miami-Dade County, South Florida Water Management District, Public Library District, and Special Benefit Districts, but excludes the municipalities in Miami-Dade County for which the County collects taxes.
- (2) Includes the School Board of Miami-Dade County, South Florida Water Management District, and Special Benefit Districts, but excludes the municipalities in Miami-Dade County for which the County collects taxes.
- (3) Includes the millage levy for Countywide operating expenses, County debt service on general obligation bonds, Unincorporated Area operating expenses, Fire District and the Public Library District.

Source: Miami-Dade County Finance Department, Tax Collector's Division.

ASSESSED VALUE OF TAXABLE PROPERTY
LAST TEN FISCAL YEARS
(in thousands)

Fiscal Year ended September 30,	Real Property Assessed Value	Personal Property Assessed Value	Real Property Exemptions	Personal Property Exemptions	Net Assessed Property Value
1994	\$ 75,190,509	\$ 8,279,491	\$ 18,392,267	\$ 1,065,750	\$ 64,011,983
1995	82,399,251	8,886,974	18,923,052	1,223,385	71,139,788
1996	86,479,474	9,362,933	19,802,800	1,501,046	74,538,561
1997	89,669,244	9,271,171	20,124,273	1,276,453	77,539,689
1998	93,663,614	11,260,305	20,333,238	3,116,503	81,474,178
1999	98,507,821	11,345,006	20,914,594	3,099,153	85,839,080
2000	103,579,838	11,778,021	21,304,769	3,157,294	90,895,796
2001	109,306,459	12,188,611	22,747,425	3,189,242	95,558,403
2002	118,257,217	12,474,622	23,648,584	3,199,768	103,883,487
2003	129,013,310	13,976,718	24,661,795	4,315,795	114,012,438

Note: The basis of assessed value is approximately one hundred percent (100%) of actual value.

Preliminary roll for fiscal year ending September 30, 2004 indicates that the net assessed value is \$129,707,284,584. For each fiscal year ending September 30, property is valued as of January 1st of the preceding calendar year.

Source: Miami-Dade County Property Appraiser.

MIAMI-DADE COUNTY, FLORIDA
TAX RELATED STATISTICS

MUNICIPAL MILLAGE RATES
LAST TEN FISCAL YEARS

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Aventura (1)				2.2270	2.2270	2.2270	2.2270	2.2270	2.2270	2.2270
Bay Harbor Island	5.0050	4.8270	4.8490	5.0000	4.8627	4.7229	4.6537	5.0000	5.0000	5.0000
Bal Harbour	2.6400	3.0400	3.4000	3.5000	3.3300	3.3900	3.2700	3.1100	3.2300	2.9600
Biscayne Park	7.7000	7.7000	7.7000	8.1780	8.7600	8.9000	8.9000	8.9000	8.7000	8.2000
Coral Gables	5.3690	5.2920	5.6110	5.5090	5.5090	5.5000	5.5000	5.5000	5.8410	5.8410
El Portal	7.7740	7.6800	7.7000	7.7000	7.7000	7.7000	7.7000	7.7000	8.7000	8.7000
Florida City	7.1330	7.1330	7.1330	7.1330	7.1330	7.9000	7.9000	8.4000	8.9000	8.9000
Golden Beach	8.7377	8.7377	8.7377	8.7377	8.7377	8.5900	8.5900	8.5900	8.5900	8.5900
Hialeah	7.3230	8.3230	8.2300	7.9840	7.4810	7.4810	7.4810	7.5280	7.5280	7.5280
Hialeah Gardens	8.0000	8.0000	7.7900	7.7800	7.6650	7.5470	7.3270	6.9120	6.4800	6.1200
Homestead	8.6816	8.6816	8.6816	8.6816	8.6816	8.6816	8.5000	8.5000	8.5000	8.5000
Indian Creek	14.0000	9.9603	9.9600	9.9600	9.9600	9.9600	9.9600	9.6612	9.6612	10.7000
Islandia	10.0000	10.0000	9.8900	10.0000	9.1600	9.0805	9.2263	9.2263	10.0000	10.0000
Key Biscayne	4.4390	4.1010	3.8000	3.6060	3.6060	3.6060	3.6060	3.6060	3.6060	3.6060
Medley	8.9710	8.9710	8.2410	7.9230	7.9230	7.9230	7.9230	7.9230	7.9230	7.8000
Miami	12.3121	12.2055	12.2055	12.2055	12.0195	12.2900	11.4000	10.7750	10.7130	10.5680
Miami Beach	10.5490	10.2990	10.4770	10.3580	10.1760	9.9480	9.6530	9.5080	9.2860	9.5160
Miami Lakes (4)									3.0570	3.0570
Miami Shores	8.6600	8.6600	8.4930	8.7400	8.7400	8.7400	8.9692	8.8778	8.5151	8.2651
Miami Springs	6.7090	6.7090	6.7000	6.7000	6.9500	7.8414	8.2980	8.0380	8.4120	8.7440
North Bay Village	6.2900	5.7430	5.7140	5.7730	5.5130	5.5042	5.4550	5.7838	6.2811	6.2123
North Miami	8.8200	8.8200	9.1950	9.1520	9.1150	9.0000	9.0380	8.7010	8.8230	8.7710
North Miami Beach	8.0000	8.8970	8.7890	8.6881	8.5529	8.4233	8.4035	8.3960	9.2903	9.0948
Opa Locka	10.1930	10.1900	9.8000	9.8000	9.8000	9.8000	9.8000	9.8000	9.8000	9.8000
Pinecrest (2)					2.2770	2.1000	2.1000	2.1000	2.1000	2.4000
South Miami	6.4670	6.4670	6.8000	6.8000	6.5900	6.5900	6.3730	6.3730	6.3730	6.3730
Sunny Isles Beach (3)						2.3990	2.3030	2.5000	2.6500	3.3500
Surfside	5.6030	5.6030	5.6030	5.6030	5.6030	5.6030	5.6030	5.6030	5.6030	5.6030
Sweetwater	2.9900	2.8400	3.8400	3.6567	3.5316	3.5316	3.4900	3.4400	3.4487	3.4487
Virginia Gardens	3.4300	3.4300	3.2950	3.2950	3.2930	3.8430	3.8430	4.8430	4.8430	4.8430
West Miami	7.4950	7.4950	8.4950	8.4950	8.4950	8.4950	8.4950	8.4950	8.4950	8.4950
Unincorporated Dade	2.3740	2.3180	2.2270	2.2770	2.6830	2.5170	2.4470	2.4470	2.4470	2.4470

Millage rate expressed in dollars and costs per \$1,000 of taxable assessed valuation.

Includes millages for operating, debt and miscellaneous assessments.

(1) Aventura was incorporated as a municipality on November 7, 1995, therefore no millage rates are reflected through fiscal year 1996.

(2) Pinecrest was incorporated as a municipality on March 12, 1996, therefore no millage rates are reflected through fiscal year 1997.

(3) Sunny Isles Beach was incorporated as a municipality on January 7, 1997, therefore no millage rates are reflected through fiscal year 1998.

(4) Miami Lakes was incorporated as a municipality on December 5, 2000, therefore no millage rates are reflected through fiscal year 2001.

Note:

Palmetto Bay was incorporated as a municipality on September 10, 2002, therefore no millage rates are reflected through fiscal year 2003.

Miami Gardens was incorporated as a municipality on May 13, 2003, therefore no millage rates are reflected through fiscal year 2003.

Doral was incorporated as a municipality on June 24, 2003, therefore no millage rates are reflected through fiscal year 2003.

Source: Miami-Dade County Finance Department, Tax Collector's Division.

MIAMI-DADE COUNTY, FLORIDA
TAX RELATED STATISTICS

TAX INCREMENT DISTRICTS
LAST TEN FISCAL YEARS
(in thousands)

District	SE Overtown/		Park West		City			
	South Pointe	Park West	Addition	Omni(1)	Center	Homestead	Florida City	South Miami
Municipality	Miami Beach	Miami	Miami	Miami	Miami Beach	Homestead	Florida City	South Miami
Base year (created)	1976	1982	1985	1986	1992	1993	1994	1998
Base assessment	59,637	78,306	37,462	246,899	292,572	85,619	42,804	68,437
Revenue								
County -	1994	\$ 1,060	\$ 160	\$ 100	\$ 506	\$ 560		
	1995	1,591	143	N/A	505	1,228	\$ 215	
	1996	1,690	101	N/A	269	1,292	377	\$ 22
	1997	1,899	90	N/A	319	1,258	363	24
	1998	2,314	69	N/A	265	1,366	351	34
	1999	2,663	66	N/A	268	1,906	398	71
	2000	2,838	217	N/A	317	3,414	390	73
	2001	3,602	344	N/A	393	3,984	419	140
	2002	4,173	548	N/A	619	4,930	501	285
	2003	4,817	1,039	N/A	1,318	5,970	631	306
Municipality -	1994	\$ 1,194	\$ 210	\$ 132	\$ 665	\$ 631		
	1995	1,567	189	N/A	669	1,209	\$ 257	
	1996	1,857	142	N/A	379	1,418	479	\$ 23
	1997	2,201	134	N/A	474	1,459	487	26
	1998	2,881	110	N/A	422	1,701	506	41
	1999	3,315	110	N/A	445	2,373	573	93
	2000	3,663	355	N/A	519	4,407	570	100
	2001	4,734	574	N/A	624	5,241	656	219
	2002	5,416	898	N/A	1,016	6,419	772	442
	2003	5,971	1,562	N/A	1,982	7,400	911	463

(1) Through fiscal year 1996, the Omni district interlocal agreement was not executed as required by State statutes. Therefore, the tax increments reverted back to their respective governmental units.